



CITY OF KETCHUM, IDAHO
SPECIAL MEETING - JOINT MEETING OF THE PLANNING AND ZONING COMMISSION &
CITY COUNCIL
Tuesday, September 13, 2022, 4:30 PM
191 5th Street West, Ketchum, Idaho 83340

AGENDA

PUBLIC PARTICIPATION INFORMATION

Public information on this meeting is posted outside City Hall.

We welcome you to watch Commission Meetings via live stream.

You will find this option on our website at www.ketchumidaho.org/meetings.

If you would like to comment on a public hearing agenda item, please select the best option for your participation:

1. Join us via Zoom (*please mute your device until called upon*).
Join the Webinar: <https://ketchumidaho-org.zoom.us/j/83792174935>
Webinar ID: 837 9217 4935
2. Address the Council and Commission in person at City Hall.
3. Submit your comments in writing at participate@ketchumidaho.org (*by noon the day of the meeting*).

This agenda is subject to revisions. All revisions will be underlined.

CALL TO ORDER:

ROLL CALL:

Pursuant to Idaho Code Section 74-204(4), all agenda items are action items, and a vote may be taken on these items.

CONSENT AGENDA:

Note re: ALL ACTION ITEMS - The Commission is asked to approve the following listed items by a single vote, except for any items that a commissioner asks to be removed from the Consent Agenda and considered separately.

1. Recommendation to approve minutes from August 9, 2022

NEW BUSINESS:

Warm Springs Preserve Master Planning

2. [Presentation by Superbloom and Rio ASE regarding concept design and summary of September 12 public open house results](#)
3. Questions from City Council and Planning & Zoning Commission
4. Public Feedback
5. Direction from City Council and Planning & Zoning Commission regarding concept and next steps

ADJOURNMENT:

Warm Springs Preserve

City Council and Planning & Zoning
Joint Session

September 13, 2022



WOOD
RIVER
LAND
TRUST



SUPERBLOOM



AGENDA

1. The Process Overview
2. Review of Existing Commitments
3. Creek/Floodplain Restoration 101
4. Review of Project Principles & Goals
5. Share Public Feedback
6. Council & Commission Direction
7. Next Steps

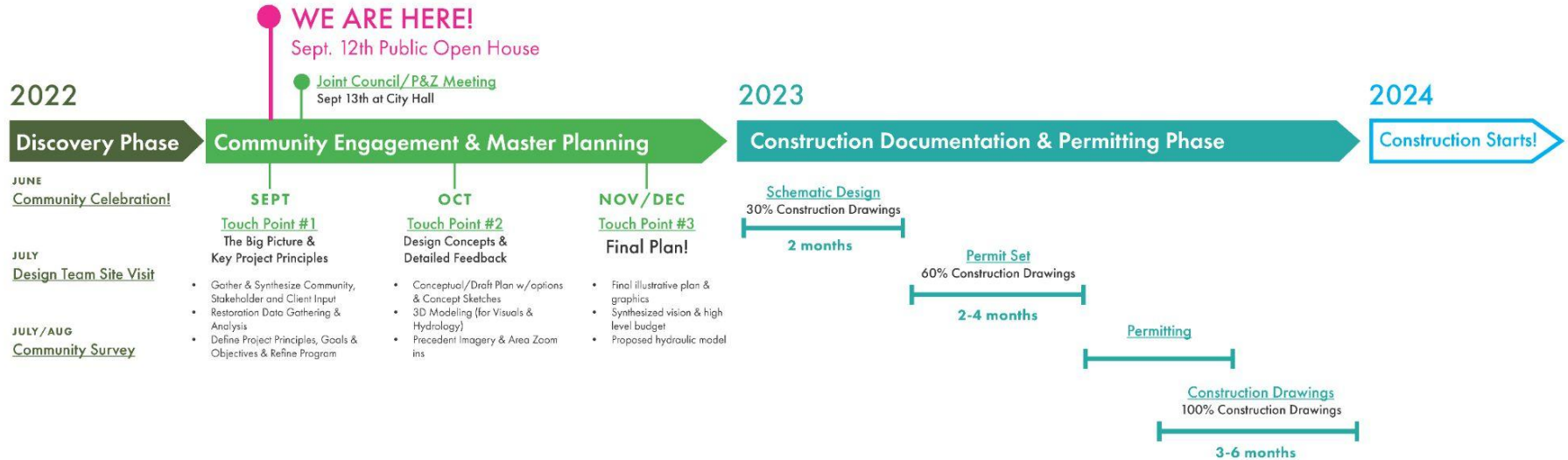
Process & Engagement

Vision

Public Meetings

Design + Planning

Action



Project Partners



City of Ketchum



Wood River Land Trust



Friends of Warm Springs Preserve Committee

Design Team

SUPERBLOOM

Superbloom
Team Lead, Community Engagement,
Landscape Architecture



Applied Science & Engineering
Rio Applied Science & Engineering,
Engineering, Geomorphology, Hydrology

ECOSYSTEM SCIENCES, LLC

Ecosystem Sciences
Ecological Systems

Existing Project Commitments

Warranty Deed

(1) or more 10-ft w pedestrian trail for walking/skiing

(1) pump house

(1) public restroom

(1) storage building (1000sf max)

Floodplain restoration

(24) parking stalls

Community Commitments

New Irrigation System that reduces water use

Flood mitigation

Restoration of riparian zone & floodplain

Creek & Habitat Restoration

Passive park for Open Space in Perpetuity

Off-Leash Dog Access

Informal Activities (disc golf, dog walking, etc.)

Informal gathering space (picnic tables, etc.)

Nordic Trails

Public Restroom

Public Feedback & Comments

Public Meetings, Online Surveys, Website & Social Media, Stakeholder Meetings, Other Events

The City of Ketchum has received over 200 written comments and letters in the Discovery Phase, held two public events, conducted an online survey and held bi-weekly/monthly meetings with Friends of the Warm Springs Preserve Committee.

Key Findings

- Preserve open space and keep it as natural as possible
- Keep off-leash dog areas
- Enhance other activities like nordic skiing, frisbee golf and fly fishing
- Improve outdated irrigation and reduce water use
- Restore the creek and reconnect the floodplain
- Habitat restoration
- Improve ADA access and access generally
- Trail to connect southern property
- More seating, benches, picnic tables from durable materials
- Enhance the mix of landscape types including lawn, and more native grasses
- Improve the lower terrace area
- Include educational opportunities about the site history and ecology
- Provide amenities such as water fountains, restrooms and waste bins

What can be improved?



Summer Solstice Celebration! June 21st

WSP Areas



Opportunity Areas

- 1 Upper Fairway
- 2 Middle Terrace
- 3 Lower River Edge
- 4 Southern Floodplain
- 5 The Woods
- 6 The Creek
- ☆ Amenity Zone



Why Restoration?

Logistical

- Project Principles based on Stakeholder feedback
- Community commitments
- Improve funding opportunities

Ecological

- Improve stream function
- Improve fish and wildlife habitat
- Dissipate flood risk
- Reduce stream energy
- Potential water savings
- Improve riparian shade and aesthetics

Why Restoration?

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Project Principles

- Create a preserve that is connected & accessible to all
- **Demonstrate leadership through regeneration of healthy ecosystems for people, plants & Animals**
- **Amplify natural systems**
- Design for success over time
- Support four-season multi-functional uses
- Celebrate & Educate about the past, present and future of the Preserve

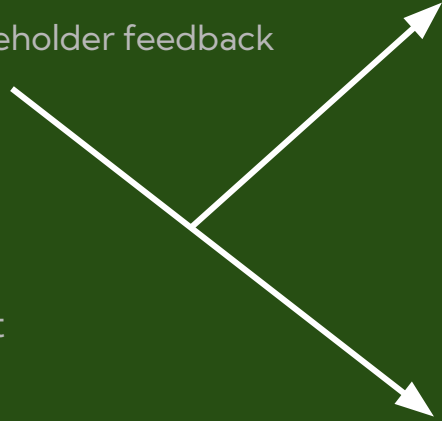
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Community Commitments

- **A passive park for open space in perpetuity**
- Off-leash dog access
- Informal activities (i.e., frisbee golf, dog walking)
- Informal gatherings (i.e., picnics)
- Nordic trail
- Public restroom
- New irrigation system to preserve water/reduce maintenance costs
- **Restoration of riparian zone and floodplain adjacent to Warm Springs Creek**

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WOOD RIVER LAND TRUST

providing
**wild spaces +
happy places**
for our entire community.

“This is the last opportunity in the lower Warm Springs Creek for large-scale restoration.”

And

Blaine County Land Water & Wildlife Program

“Conserve, restore, or maintain and otherwise 13 provide for proper stewardship of lands and waters.”

Why Restoration?

Logistical

- Principles based on Stakeholder feedback
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- Improve funding opportunities

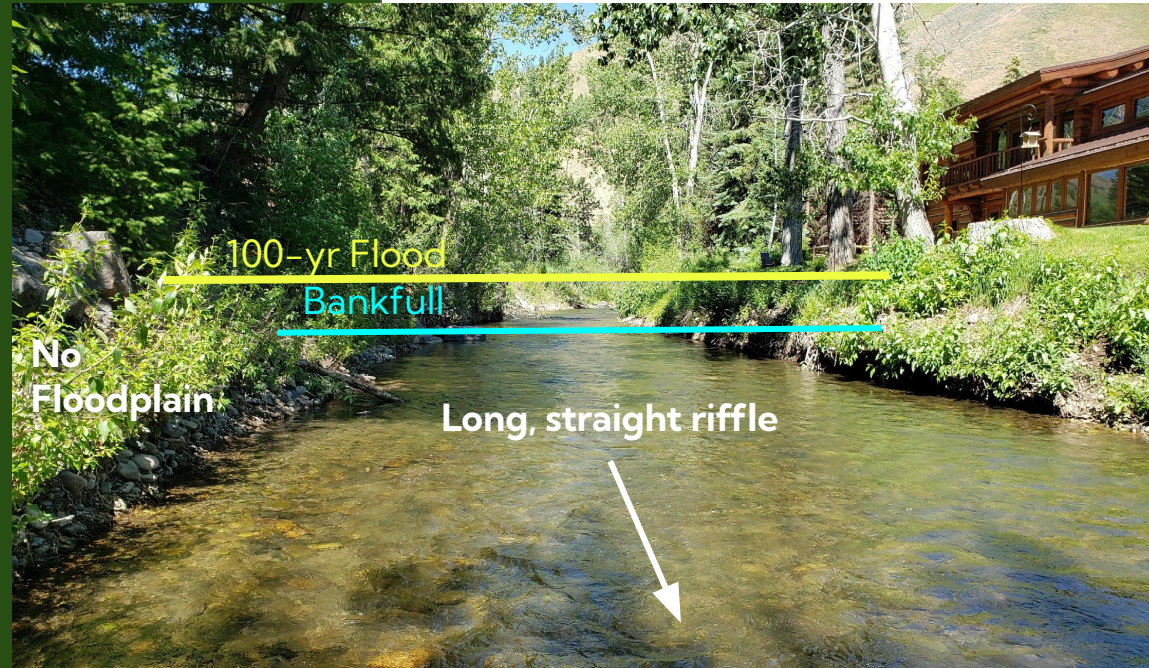
Ecological

- **Improve stream function**
- **Improve fish and wildlife habitat**
- Dissipate flood risk
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“Efforts should be made to maintain and expand protected status, as well as restore channel processes in areas of prior channel occupation”

- Big Wood River Atlas Reach 5

**Simplified, incised channel
with few pools and no cover**



Big Wood River trout **densities are 8 to 10 times greater** in undisturbed reaches with cover.

- IDFG 1987 and 1990

Why Restoration?

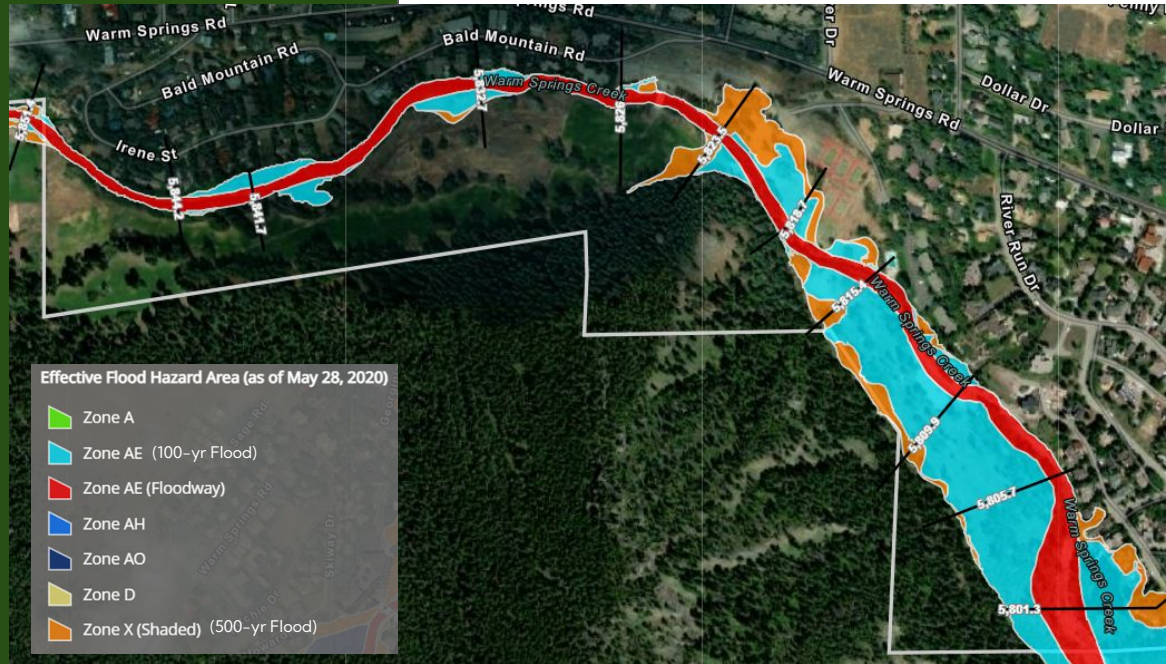
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Ecological

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FEMA Flood Map



Why Restoration?

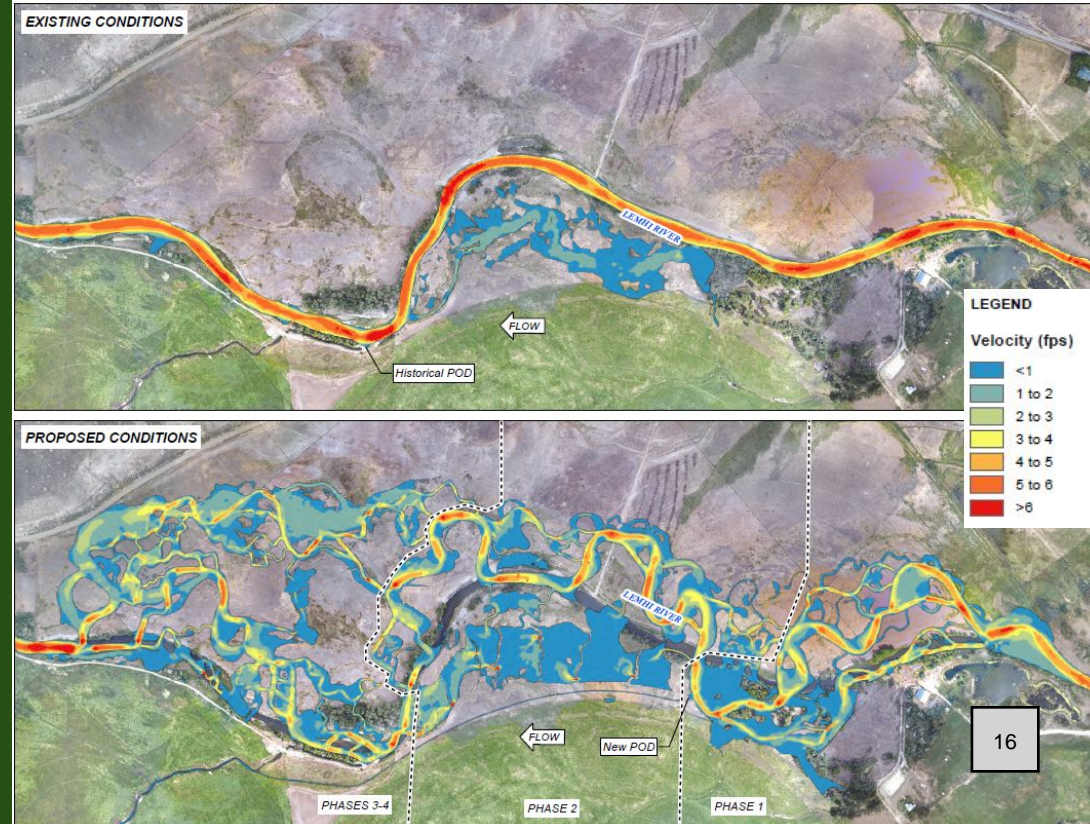
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Example Hydraulic Model



Why Restoration?

Logistical

- Principles based on Stakeholder feedback
- City of Ketchum commitments
- Improve funding opportunities

Ecological

- Improve stream function
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- Dissipate flood risk
- Reduce stream energy
- **Potential water savings**
- Improve riparian shade and aesthetics



Existing irrigation = 10.5 acres; 2.4 – 2.6 million gallons (July).
Compare with Atkinson Park ballfields at 9.5 acres; 1.25 million gallons (July).



Why Restoration?

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- Principles based on Stakeholder feedback
- City of Ketchum commitments
- Improve funding opportunities

Ecological

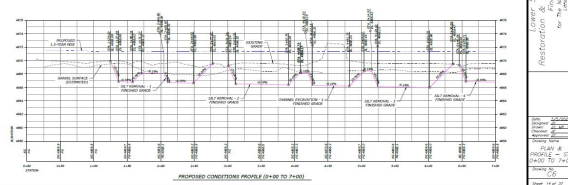
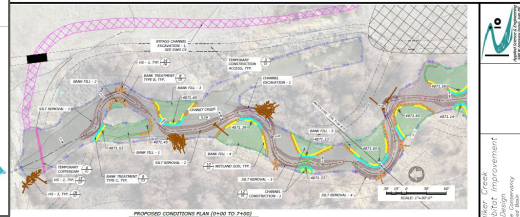
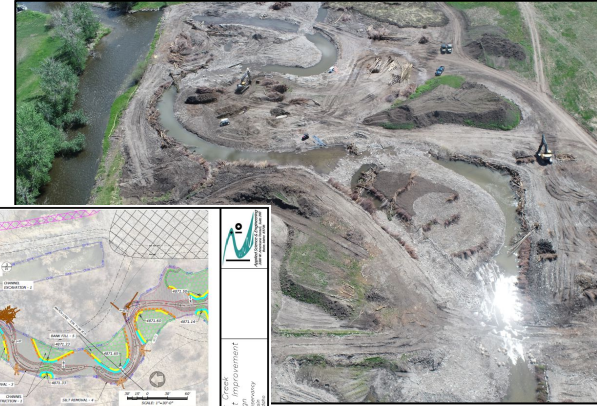
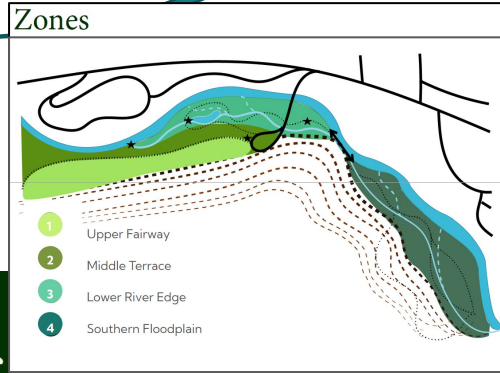
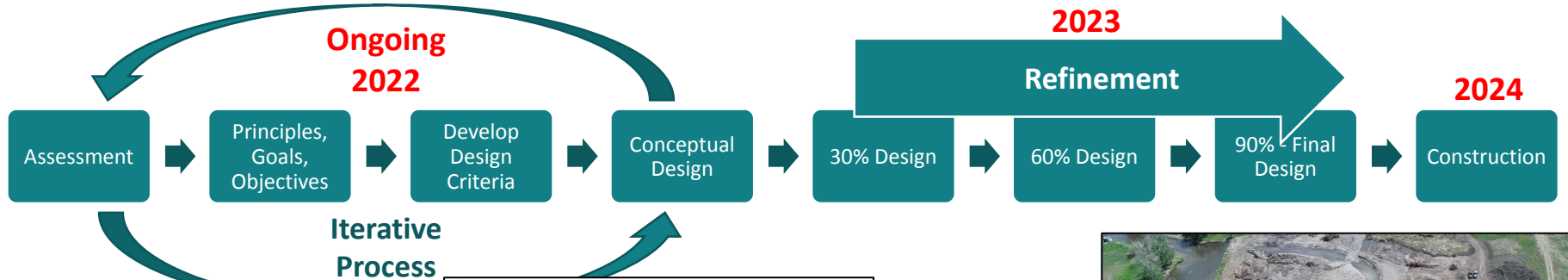
- Improve stream function
- Improve fish and wildlife habitat
- Dissipate flood risk
- Reduce stream energy
- Potential water savings
- **Improve riparian shade and aesthetics**

Existing North Floodplain Weeds



Existing South Floodplain Riparian Vegetation

Restoration Process



What is the nature of Warm Springs Preserve?

Restoration Examples

Big Springs Creek (tributary to Lemhi River)

- During Construction



Restoration Examples

Big Springs Creek (tributary to Lemhi River)

- First Spring After Construction





Restoration Examples

Catherine Creek (tributary to Grande Ronde River)

- During Construction

Restoration Examples

Catherine Creek (tributary to Grande Ronde River)

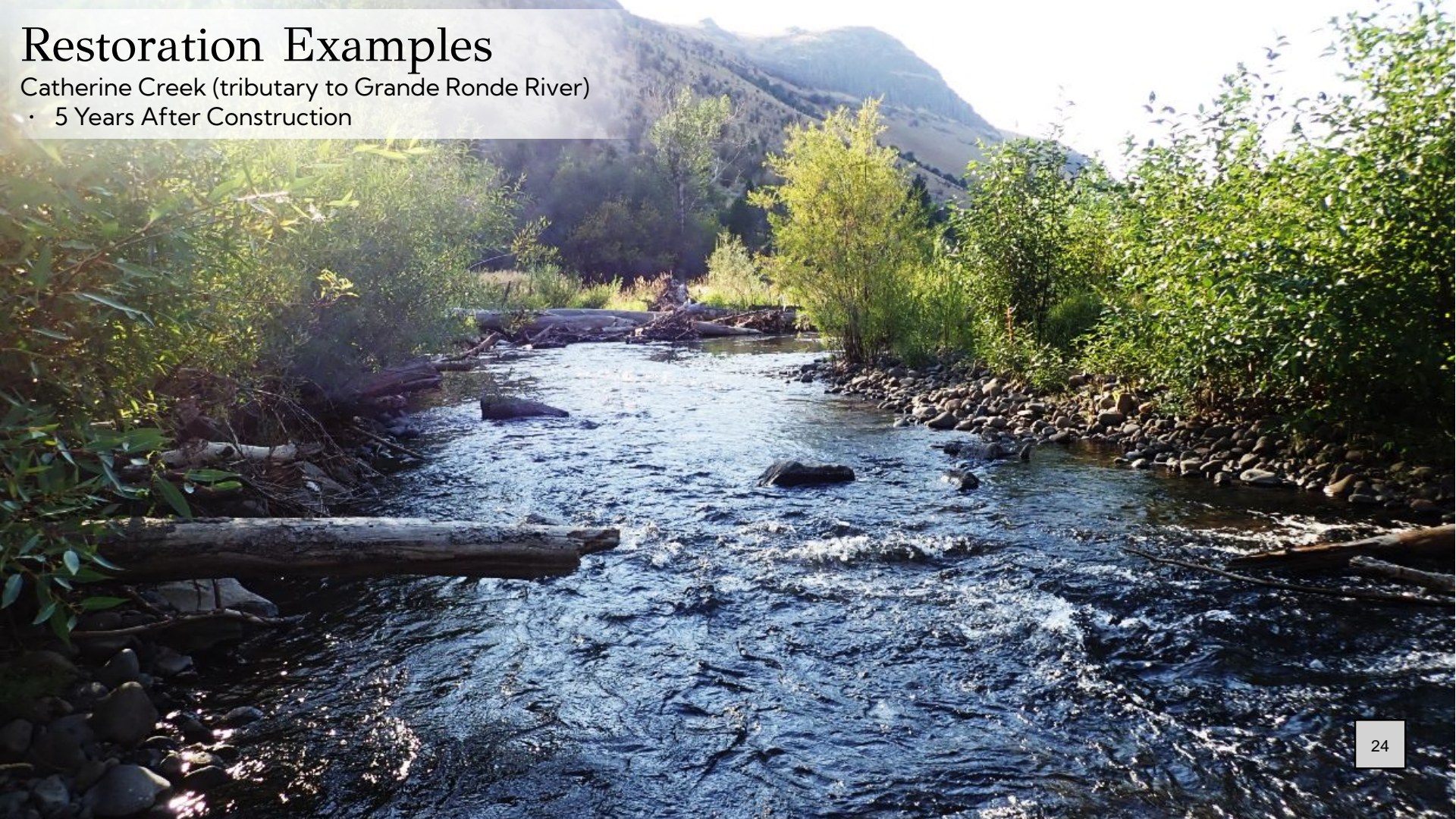
• 2 Years After Construction



Restoration Examples

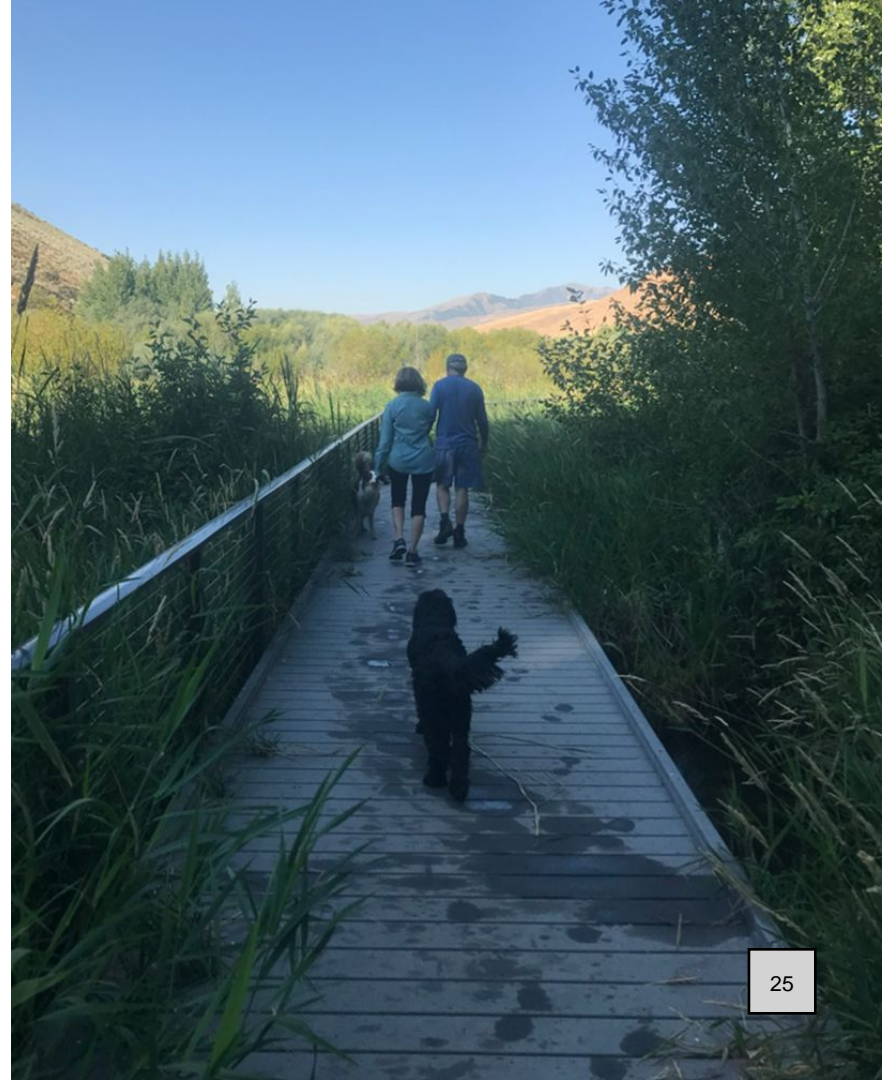
Catherine Creek (tributary to Grande Ronde River)

- 5 Years After Construction



Human benefits/User Experience

- Better access to therapeutic natural resource
 - Variety of ways to experience water (healing, relaxing, etc.)
 - Varying depths of water allow for wider range of ages and animals, etc.
- Safer to access
- Places to rest/pause
- Increase shade
- Extend stay (facilities)
- Accessibility
- Aesthetics
- Open up to additional user types
- Downstream fishing improvement



What is the nature of
Warm Springs Preserve?

Opportunities

Connected & Accessible to All

Measurable Objectives & performance metrics

Hydrology & Floodplain Improvements

Habitat, Biodiversity & Wildlife

Interspecies Dynamics



Opportunities



Opportunity Areas

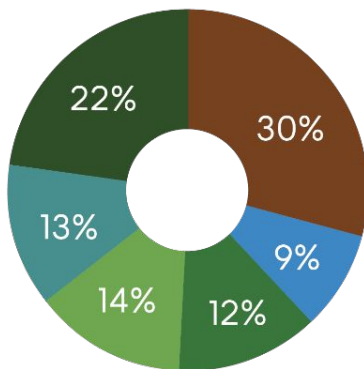
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WSP by the Numbers



Opportunity Areas

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Opportunity Areas

1 Upper Fairway



Example images



- Maintain upper terrace fairway
- Replace inefficient irrigation system
- Opportunities for benches & picnic tables
- Maintain lawn with some restored edges
- Potential for dog waste receptacles



Opportunity Areas

2

Middle Terrace

Example images

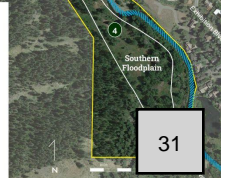
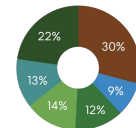


- Potential for seasonal native wildflower meadow
- Enhanced biodiversity & pollinator species
- Non-irrigated
- Mown pathways



Opportunity Areas

- 1 Upper Fairway
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- Amenity Zone



Opportunity Areas

3 Lower Creek Edge



- Possibly extensive grading & earthworks
- 2-3 inlets connecting to creek
- Gravel islands and bars
- Low water crossings for ephemeral channels
- Small bridges for year-round flows
- Expanded tree canopy



Opportunity Areas

4 Southern Floodplain

Example images

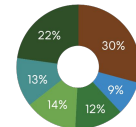


- Light touch, surgical enhancements to Southern Floodplain
- Minor grading
- Pilot channel
- Soft surface pathways



Opportunity Areas

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Draft Project Principles

goals, primary values & major themes

1. Create a Preserve that is Connected and Accessible to All.
2. Design for Success over Time
3. Support All-Season Multi-Functional Use
4. Demonstrate Leadership through regeneration of Healthy Ecosystems for People, Plants & Animals
5. Restore the Creek and Floodplain
6. Celebrate & Educate about the Past, Present and Future of the Preserve

How will we measure our success?

Options:

1. Water efficiency
Reduce managed water consumption (target reduction % or gal/acre)
2. Stream restoration
Increase acres of floodplain connectivity, #/size/depth of pools, observed species richness (wildlife + vegetation)
3. Hazard/flood safety
Reduce frequency and extent of flooding in residential areas; reduce in-stream flood velocity and bank erosion potential
4. Experiential success
Increase access, usage, and activity types (access for all)

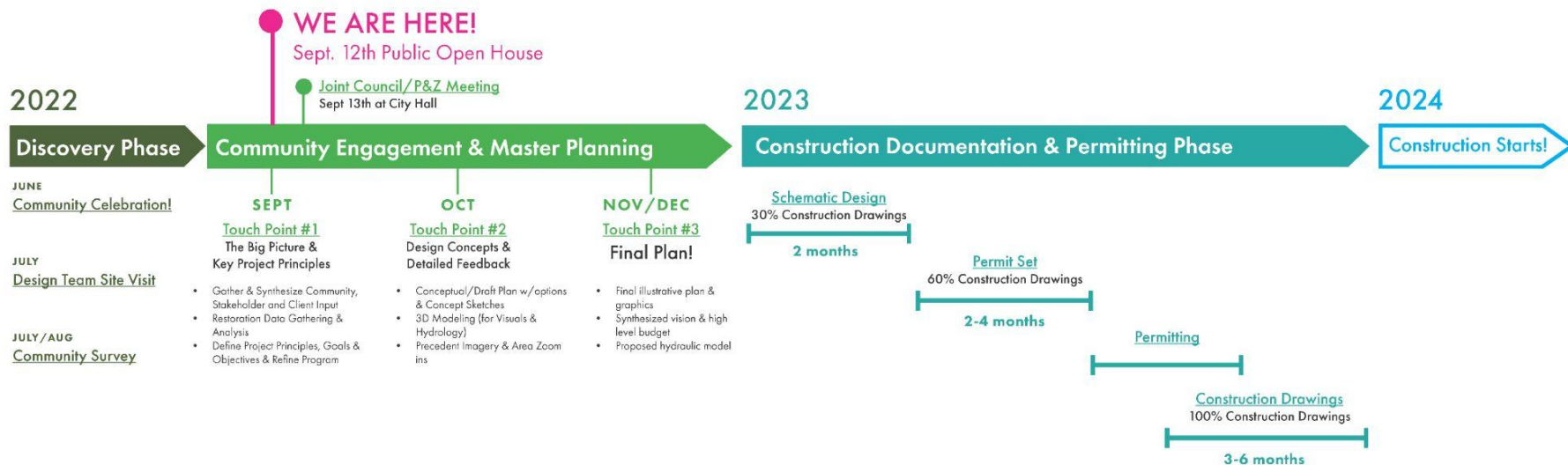
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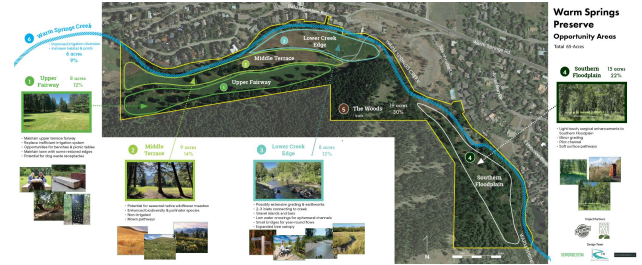
Applied Science & Engineering
Rio Applied Science & Engineering,
Engineering, Geomorphology, Hydrology

ECOSYSTEM SCIENCES, LLC

Ecosystem Sciences
Ecological Systems

Public Feedback & Comments

Public Open House - Monday, September 12th



Key Findings

- To come!

Council & Commission Direction